

Chapter 1: General Provisions

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SECTION 100 PURPOSE AND INTENT

The Board of Supervisors recognizes that there is a mutual commitment between government, the development community and the citizens of Fauquier County to assure the development of land in an orderly manner so that the public health, safety, convenience and welfare of County citizens may be maintained or improved. This effort also recognizes the mutual responsibility between the County, the development community and the citizens to assure all improvements are designed, constructed and maintained to continually serve their intended functions.

This document presents the minimum requirements, recommended criteria and practices, and procedures for development in Fauquier County. Its purpose is to guide applicants through the design, submission, construction and acceptance of development projects and to provide the appropriate references to agencies involved in the process. To address this need the Fauquier County - Design Standards Manual, herein after referred to as the DSM, is published to:

- Assure the orderly development of land to maintain or improve the health, safety, convenience and welfare of the county citizens;
- Provide a single source document that defines clear, consistent guidelines and standards for design and review, while allowing for flexibility and creativity;
- Present a user friendly and dynamic document that is evaluated and reviewed periodically based on experience and technological advances;
- Clarify administrative procedures for review of technical items and consideration of waivers; and
- Assist the public and development community in understanding the policies and regulations that apply to land development in Fauquier County.

SECTION 101 REFERENCED DOCUMENTS

The standards and guidelines presented in the DSM supplement and effectuate the requirements of the following documents which are part of the Fauquier County Code:

- Appendix C Subdivision Ordinance
- Appendix D Zoning Ordinance
- Chapter 5 Building Code
- Chapter 11 Grading, Soil Erosion and Sedimentation Control, Articles I and II
- Chapter 17 Sewers and Sewage Disposal
- Chapter 19 Water

Nothing herein shall be deemed to waive or modify the requirements of the existing Codes. The DSM also makes reference to the requirements of the following agencies:

- Fauquier County Water and Sanitation Authority (WSA); Town of Warrenton; Town of Remington
- John Marshall Soil and Water Conservation District (JMSWCD)
- Virginia Department of Transportation (VDOT)
- Virginia Department of Health (VDH)
- Virginia Department of Conservation and Recreation – Division of Soil and Water Conservation (DCR)
- Virginia Department of Environmental Quality (DEQ)
- U.S. Army Corps of Engineers (USACE)
- U.S. Environmental Protection Agency (EPA)
- Virginia Marine Resources Commission (VMRC)
- Virginia Uniform Statewide Building Code (VUSBC)
- Virginia Occupational Safety and Health Standards (VOSHA)
- U. S. Fish and Wildlife Service (USFWS)

Also any others that may be referenced by a specific chapter in this DSM.

SECTION 102 AUTHORITY

This DSM is a compilation of the policies, procedures and guidelines set forth by the development departments as necessary to reasonably implement and administer the regulations and provisions of the County Code. In the event any part or provision of the DSM is held to be illegal or void, this shall not have the effect in making void or illegal the DSM, in its entirety, or any section or provision thereof, which shall remain effective.

The standards and specifications contained herein are the minimum acceptable standards. The Director may in certain circumstances, require higher standards if it is deemed necessary for the insurance of health, safety and welfare of the citizens of Fauquier County.

SECTION 103 APPLICABILITY

The provisions of the DSM apply to all development projects or activities requiring Fauquier County approval and/or permits.

Whenever any provision of this DSM imposes a greater requirement or a higher standard than is required in any State or Federal statute or County ordinance or regulation, the provision of this DSM shall govern. Whenever any provision of any State or Federal statute or other County ordinance or regulation imposes a greater requirement or a higher standard than is required by this DSM, the provision of such State or Federal statute or County ordinance or regulation shall govern.

SECTION 104 ADMINISTRATION

The policies, procedures and guidelines herein will be administered by the Director of the Department of Community Development, or designee, herein after referred to as Director, or by the administrator otherwise identified in this DSM.

A. Administrative Amendments

Periodic amendments to the DSM may be implemented by the directors of the development departments, as necessary, to address:

- Changes in technology, construction methods, and/or development issues that are deemed beneficial to the public health, safety and welfare.
- Board of Supervisor approval of specific Subdivision and Zoning Ordinance text amendments.
- Federal and/or state mandates.

Amendments to the DSM will be posted on the Fauquier County website and registered holders of the DSM will be notified.

B. Annual Evaluation

To assure that the DSM fulfills its purpose and achieves the goals of the County, it will be reviewed and evaluated annually. To conduct this evaluation, the Director will:

- Provide an annual summary of the amendments.
- Request suggestions for additions or revisions to the DSM from County staff, other development plan review agencies, and the Engineers and Surveyors Institute (ESI) Fauquier County Committee.
- Post the annual summary and a request for suggested additions or revisions to the DSM on the Department of Community website from County departments and the development community with a comment period of 30 days.

The Director shall review all comments.

C. Annual Amendments

The need for amendments will be assessed (based on the annual evaluation) and draft amendments prepared by the Director or designee. Amendments that may be implemented administratively, will be summarized and posted on the Department of Community Development website with a comment period of 30

days. At the end of the comment period, the Director will review the comments, revise the proposed amendments as necessary, and implement the amendments.

Changes that require ordinance amendments may not be implemented administratively. Such changes will be referred to the appropriate staff and brought to the Planning Commission or Board of Supervisors for a resolution of intent and the scheduling of the requisite public hearing process. The timing of the ordinance amendments will be based on the priority and process set by the Planning Commission and/or Board of Supervisors.

D. Exceptions to DSM Amendments

All development plans and plats will comply with the current DSM and any implemented amendments. In the event an amendment creates a hardship for a final subdivision plat, major site plan, or construction plan for public or private improvements, the Director may grant an exception or modification, as allowed by Code.

In order to be considered for an exception, the applicant must submit a written request to the Director. The request shall include a justification and supporting documentation. The Director may consider the exception provided the:

- Final Plat or plan was submitted prior to implementation of the amendment; and the
- Final Plat or plan is substantially complete; and the
- Public interest would be served.

In making this determination, the Director will request the opinion or decision from the Chief of Planning, Chief of Zoning, Permitting and Inspections or the County Engineer as appropriate. This provision is not applicable to amendments mandated by Federal and/or State requirements, or those necessary to protect public health and safety.

SECTION 105 WAIVERS

When compliance with a particular development plan requirement contained in this DSM unduly burdens the applicant or causes harm to an adjacent property, the applicant may request a waiver of the requirement for consideration by the Director, depending on the nature of the request and the stage of the application process. The applicant shall examine alternative methods to attempt to meet with the general intent of the requirement unless otherwise specified.

All requests for waivers are made by the applicant to the Director accompanied by a non-refundable fee. The request shall be in writing and state the regulation involved, the relief

requested and the justification why the waiver should be granted. Four sets of any supportive plans, profiles or drawings necessary to review the request must accompany the submission. Generally, waiver requests must be made and acted upon prior to the 2nd submission of any subdivision or site plans. Action on a waiver request will be made within thirty (30) calendar days of acceptance. Any decision on waivers by the Director is final.

SECTION 106 APPEAL OF DECISIONS

Appeals of decisions made by the administrator will be filed in accordance with the procedures provided in the County Code, Subdivision and Zoning Ordinances as applicable.

SECTION 107 PUBLIC PROTECTION

The following safety measures shall apply to insure the protection to the general public whenever construction areas are readily accessible:

- 1) All construction activity shall be constructed in accordance with the requirements of the Virginia Uniform Statewide Building Code and the Virginia Occupational Safety and Health Standards.
- 2) Because open bodies of water can be attractive to children and can be dangerous, they shall be posted, and efforts shall be made to deem these areas inaccessible to persons not directly connected with the construction effort.

The following kinds of construction sites shall be deemed readily accessible to the public and shall require special public safety measures:

- 1) Sites within five hundred (500) feet of residential areas.
- 2) Sites within five hundred (500) feet of public areas such as schools, parks, churches and commercial areas.
- 3) Any other sites which, in determination of the Director are readily accessible to the public due to prolonged time of construction, close proximity to public or private streets, or any other characteristics or conditions making the site particularly attractive to the general public, especially children.

SECTION 108 PLAN REQUIRED

No application for land development, land use conversion or land disturbance will be approved unless a plan, if required, has been approved by Fauquier County in accordance with the DSM, Ordinance or Code requirements. The requisite checklists for Construction, Site and Subdivision Plans are included in the appendix.

SECTION 109 DISCLAIMER

The purpose of this DSM is to establish reasonable land development standards and guidelines for the protection and promotion of the general health, safety and welfare of the County's residents. Approval of plans and plats by the County or its agencies pursuant to the ordinance of this DSM, is not intended and shall not be deemed as a guarantee or warranty for any individual, landowner or developer that any improvements will be designed, planned, constructed or operated in any particular manner or be free from defects. Such approval shall create no duty or result in any liability on the part of the County, its officials or employees for any claim, demand, suit or damages alleged to have resulted from the development, construction, existence or operation of improvements constructed pursuant to such approved plans or plats. Further, no such approval shall operate as or be deemed as a waiver of any provision or requirement of the ordinance of this DSM, unless such waiver has been specifically granted in writing by the Director allowed under Section 105 hereof. In the event that any aspect of any such approved plan or plat fails to comply with any provision or requirement of this ordinance or this DSM, in effect at the time of such approval, such provision or requirement of the ordinance or this DSM, shall take precedence over the approved plans, and development shall be in accordance with the ordinance and this DSM.

General Provisions Appendix

A108	Major Site Plan Checklist	GP-10
A108	Construction Plan Checklist	GP-16
A108	Final Plat Checklist	GP-22



**ENGINEERS AND SURVEYORS INSTITUTE
FAUQUIER COUNTY, VIRGINIA**

**MINIMUM SUBMISSION REQUIREMENTS
MAJOR SITE PLANS
Final Draft**

PLAN NAME _____
 SUBMITTING FIRM _____
 REVIEW DATE _____ ESI STAFF ENGINEER _____

Code Reference	Description	YES	NO	NA	#
12-401	Proof of notification to adjacent property owners to include return receipts (white copy) with property addresses and copy of letter that includes description of properties, use, and review.				1
12-403	Seal and signature of the submitting professional				2
12-404	Name and address of the owner/developer				3
	Magisterial district, county, and state				
	North arrow, date				
	Number of sheets in the plan set, and list of plan sheets				
	Blank space for plan approval (4"x 4") (cover sheet)				
12-405	Scale 1"=50' or larger; Max. Sheet size 42"				4
12-406	Match lines when more than one sheet				5
12-407	Profiles for sanitary and storm sewers, streets adjacent thereto, 1"=50' horz., 1"=5' vert.				6
12-501.1	Existing use and zoning category of proposed development. Zoning and present use of adjacent properties, also proposed use & zoning of subject property; copy of any zoning proffers on property.				7
12-501.1	Min. requirements Part 4 Art. 3 of Zoning Ordinance, such as density, lot size, lot coverage, lot width, yards, height, open space, landscaped green space, etc. Dimensions of all buildings, yards, setbacks, distances between buildings etc. Table showing required and proposed for each category.				8
12-501.2	General notes/identify by right or special permit/special exception, approved date, and copy of all conditions attached				9
12-501.3	Vicinity map, site location, land marks, scale 1"=2000'				10
12-501.4	Boundary survey of site, error of closure 1:10,000				11
12-501.5	Engineer's/surveyor's certificate, source of title				12
12-501.6	Existing and proposed streets, easements. Need detail to include names, numbers, and width.				13

Code Reference	Description	YES	NO	NA	#
12-501.6	Existing & proposed utilities of all types.				14
12-501.7	Location, type, size of ingress and egress of site				15
12-501.8	Location, type, size, and height of fencing, screening, retaining walls				16
12-501.9	Off-street parking/loading spaces, walkways, handicap parking, type of surfacing, number and size of spaces, angles of stalls, width of aisles, tabulation of required vs. provided				17
12-501.10	Number of floors, floor area, height, and location of each building, and use of each building. If residential, size and type of dwelling units				18
12-501.11	Building front elevations to scale				19
12-501.12	Existing and proposed water and sanitary sewer, pipe sizes, types, grades and good connections to existing or proposed system.				20
12-501.13	Adequate storm drainage outfall, indicating quantity and quality. Direction & type of drainage from any storm water control structures. Show drainage easements as necessary.				21
12-501.14	Erosion and Sediment control plan – permanent and temporary during all phases of development.				22
12-501.15	Existing topography with 2-foot contours				23
12-501.16	Proposed finished grading by contour with supplemental spot elevations				24
12-501.17	Horizontal dimensions to the 0.01foot. All bearings in deg./min./sec (to the nearest 10 sec.).				25
12-501.18	Landscape plan including crown coverage calculations, proposed landscaping with species and sizes and easements for existing tree save areas and street trees (per 7-0600, 7-602)				26
12-501.19	Certification from appropriate officials as to availability of gas, electric, water, and sewer				27
12-501.20	All existing facilities shown on lot				28
12-501.21	Right of way, centerline, departing lot lines, lot numbers, limits of construction, and building location				29
12-501.22	Centerline curve data including delta, radius, arc, cord & tangent				30
12-501.23	Radius of all curb returns				31
12-501.25	Edge of proposed street or face of curb for full length of all streets.				32
12-501.26	Width of right of way and easements. Distance between curb faces. Note easements public or private				33

Code Reference	Description	YES	NO	NA	#
12-501.27	At proposed street intersections with existing streets, show edge pavement/curb and gutter for 100 feet or length of the connection, whichever is greater.				34
12-501.28	Existing and proposed drainage easements and the direction of flow in streets/gutters/streams				35
12-501.29	All water mains, sizes, valves/fire hydrants				36
12-501.30	All sanitary and storm sewers, and appurtenances by type and number, top and invert elevations				37
12-501.31	Contributing drainage area in acres				38
12-501.32	Floodplain limits				39
12-501.33	Location of any springs and proposed method of treatment				40
12-501.34	Location of streams and drainage ways				41
12-501.35	Type or class of concrete/treated metal drain pipe				42
12-501.36	Location of no-through street signs				43
12-501.37	Driveway entrance type				44
12-501.38	Provision at ends of curb for erosion control				45
12-501.39	Typical street section				46
12-501.40	Symmetrical transition of pavement at intersection				47
12-501.41	Connection to proposed VDOT construction				48
12-501.42	Two benchmarks to USGS datum				49
12-501.43	Miscellaneous notes to explain intent and purpose of specific items				50
12-501.44	All existing trees (by common name) greater than 6" caliper, tree masses covering >1000 sq. ft, and rock outcroppings >100 sq. ft.				51
12-501.45	Wells on adjoining property and within 500 feet of property line if a well is proposed for this development.				52
12-620	Lighting Plan including location of lights, type of lights and illumination calculations.				53
12-501.32, 33, 34 12-612,2 12-617,1,5	Incorporate latest County Soil Survey Map (refer to Soil Report Fact Sheet; Section C, items 2,3,4,5,6 and 7) or Type 1 Soil Map if available (refer to Soil Report Fact Sheet; Section B, items 2,3,4,5 and 6), along with the summary of soil characteristics and use potential for each mapping unit from the most current interpretive guide to soils of Fauquier County.				54
Fauquier County Design Standards Manual (DSM), DSM-203.2	Show storm drainage system including stormwater management outfalls. Plans should be sufficient to build structure and outfall. Drainage divides and summary should be shown on the plans.				55

Code Reference	Description	YES	NO	NA	#
S.D.10-5 (B)(9)					
DSM-201.8.8/208	Soil and erosion control plans including stormwater management. Plans should be sufficient to build structure and outfall. Drainage divides and summary should be shown on the plans.				56
DSM-203.2.2	SWM/BMP Narrative, to include:				57
	-Number and Type of Facilities				
	-Description of Hydrologic Methodology				
	-Other Pertinent Information				
DSM-201.8/203.2	Existing and proposed mapping and plans (recommended scale of 1"=50' or greater detail unless prior approval is obtained) which illustrate at a minimum:				58
	-Existing & proposed topography (min. of 2' contours)				
	-Perennial and Intermittent streams				
	-Location of any site-specific borehole investigations				
	-Boundaries of existing predominant vegetation				
	-Proposed limits of clearing				
	-Location & boundaries of natural drainage corridors				
	-Existing & proposed roads, buildings, & other structures				
	-Location of existing & proposed utilities & easements				
	-Existing & proposed storm water conveyance systems				
	-Flow paths for pre and post development				
	-Location of 100-year floodplain/floodway limits				
	-Relationship of site to upstream & downstream properties				
	-Location & dimensions of proposed channel modification				
	-Location, size, access, & limits of disturbance of proposed structural SWM practices.				
DSM-201.8/203.2.2.C	Culvert calculations				59
DSM-201.8/203.2.2.C	Storm sewer inlet and pipe calculations				60
DSM-201.8/204.1	Adequate outfall channel calculations as per MS-19, including:				61
	-Equation used				
	-Cross-sections of channel (minimum of 3)				
	-Location of cross-sections on plan				
	-Chart showing channel type, depth, velocity, & adequacy				
	-Type of erosion control required, if any				
DSM-201.8.9&10	Easements / SWM Lot / Site Layout				62
	-Where concentrated water discharges both on and off site				
	-Around storm sewer pipe improvements and SWM facilities				

Code Reference	Description	YES	NO	NA	#
	-For access and maintenance to SWM/BMP facilities				
	-proposed and/or natural drainage ways not across or upon lots				
	-lot lines observe natural drainage ways				
DSM-203.2.2.B&C	Pre- and Post-drainage areas to SWM/BMP Pond including Tc flow path				63
DSM-203.2.2	SWM/BMP Pond Schematic/Grading Plan				64
DSM-201.8.11	SWM/BMP Pond Profile Showing:				65
	-All inlet and outlet elevations, floor elevation				
	-Normal Pond/BMP elevation, floor elevation				
	-2-, 10- and 100-year storm elevations				
	-Embankment elevation emergency spillway elevation				
	-Pipe sizes				
	-Pipe length				
	-Outlet protection, type and length				
DSM-201.8/203.2.2	Hydrologic and hydraulic analysis for all structural components of stormwater system (e.g. storm drains, open channels, swales, management practices, etc.) for applicable design storms including:				66
	-Calculations for determining weighted “C” values or runoff coefficients.				
	-Existing condition analysis for Tc, runoff rates, volumes, velocities, & water surface elevations showing methodology used and supporting calculations				
	-Proposed condition analysis for Tc, runoff rates, volumes, velocities, & water surface elevations showing methodology used and supporting calculations				
	-Final sizing calculations for structural stormwater management practices including, contributing drainage area, storage, and outlet configuration				
	-Stage-discharge or outlet rating curves and inflow and outflow hydrographs for storage facilities (e.g. stormwater ponds and wetlands)				
	-Final analysis of potential downstream impact/effects of project, where necessary for State regulated dams				
	-Dam breach analysis, where necessary				
DSM-204	Flood routing, if BMPs involved, SWM routing must start at the full BMP level				67
DSM-203.2.2.E/ 203.4/204.1	Maintenance plan which will include:				68
	-Name, address, and phone number of responsible parties for maintenance				
	-Description of annual maintenance tasks				
	-Description of applicable easements				

Code Reference	Description	YES	NO	NA	#
	-Minimum vegetative cover requirements				
	-Access and safety issues				
DSM-203.2.2.F/ 204.1	Final landscaping plans for structural stormwater management practices and site revegetation				71
DSM-201.8.5	Floodplain study if construction is proposed within the FEMA defined floodplain.				72
DSM-204.2	BMP design worksheet, Occoquan Method.				73
DSM - 201.8.11/204.1	Safety ledge needed, if wet pond				74
DSM- 201.8/204.1/208	Conversion note, if being used as a temporary sediment basin as well				75



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FAUQUIER COUNTY, VIRGINIA**

**MINIMUM SUBMISSION REQUIREMENTS
CONSTRUCTION PLAN**

Final Draft

PLAN NAME _____
 SUBMITTING FIRM _____
 REVIEW DATE _____ ESI STAFF ENGINEER _____

Code Reference	Description	YES	NO	NA	#
Subdivision Ordinance S.D.10-7	The plan shall be in substantial accordance with the Preliminary Plan and reflective of any changes or additions required by the Planning Commission as a condition for its approval.				1
SD.10-5 (A)(4)	The plan submittal shall include the Board of Supervisors' approved conditions of development for: -Preliminary Plan -Proffer Statement -Special Exception				2
S.D.10-5 (A)(4)	At least one sheet of the plans shall be an overall exhibit of the approved: -Preliminary Plan -Proffer Statement -Special Exception Plat				3
S.D.10-5 (A)	The plan shall bear the seal and signature of the engineer or surveyor designing said plan.				4
S.D.10-5 (B)(3)	Date the plan was prepared				5
S.D.10-5 (A)(2)	Name, section and phase of subdivision				6
S.D.10-5 (A)(3)	Sheet index of plans/pages				7
S.D.10-5 (A)(5)	Contact information for the owner and developer				9
S.D.10-5 (A)(6)	Contact information for the engineer and/or surveyor				10
S.D.10-5 (A)(8)	Current zoning and available parcel identification numbers (PINS)				11
S.D.10-5 (A)(9)	Vicinity map, with north arrow, at a scale of 1"=2000' showing the relationship of the proposed subdivision to the adjoining property. The map should show all adjoining roads, their names and numbers, town/county boundaries, subdivisions, and other landmarks within one-mile radius of the proposed subdivision.				12
S.D.10-5 (A)(10)	The plans shall provide a signature block for the agents of all review agencies on the title page, to include: -Fauquier County Engineer				13

Code Reference	Description	YES	NO	NA	#
	-Fauquier County Soil Scientist				
	-Fauquier County Planning Division				
	-Fauquier County Emergency Services Coordinator				
	-Fauquier County Parks and Recreation				
	-Fauquier County Zoning Office				
	-Fauquier County Water and Sanitation Authority				
	-Fauquier County Health Department				
	-John Marshall Soil and Water Conservation District				
	-Town of Warrenton, Remington, and The Plains				
	-Virginia Department of Transportation				
	-Virginia State Health Department				
	-Virginia Department of Environmental Quality				
	-Other				
S.D.10-5 (B)(1)	Plan shall be drawn to a scale not greater than 1"=100', unless agreed by the agent.				14
S.D.10-5 (B)(2)	North arrow, match lines and sheet number shall be indicated on each page.				15
S.D.10-5 (A)	The plans shall show drainage, streets (including typical cross sections and profiles), water supply, sewage disposal, erosion & sediment control, BMPs, Stormwater management, existing sewers, water mains, culverts, and other underground structures within the tract showing all pipe sizes, invert elevations, grades, and computations, as required by the applicable ordinance.				16
S.D.10-5 (B)(6)	Show existing and proposed sanitary sewer, storm sewer and water, to include plan view and profiles.				17
Fauquier County Design Standards Manual (DSM), DSM-203.2 S.D.10-5 (B)(9)	Show storm drainage system including stormwater management outlines. Plans should be sufficient to build structure and outfall. Drainage divides and summary should be shown on the plans.				18
DSM-201.8.8/208	Soil and erosion control plans including Stormwater management. Plans should be sufficient to build structure and outfall. Drainage divides and summary should be shown on the plans.				19
DSM-203.2.2	SWM/BMP Narrative, to include:				20
	-Number and Type of Facilities				
	-Description of Hydrologic Methodology				
	-Other Pertinent Information				
DSM-201.8/203.2	Existing and proposed mapping and plans (recommended scale of 1"=50' or greater detail unless prior approval is obtained) which illustrate at a minimum:				21
	-Existing & proposed topography (min. of 2' contours)				

Code Reference	Description	YES	NO	NA	#
	-Perennial and Intermittent streams				
	-Location of any site-specific borehole investigations				
	-Boundaries of existing predominant vegetation				
	-Proposed limits of clearing				
	-Location & boundaries of natural drainage corridors				
	-Existing & proposed roads, buildings, & other structures				
	-Location of existing & proposed utilities & easements				
	-Existing & proposed storm water conveyance systems				
	-Flow paths for pre and post development				
	-Location of 100-year floodplain/floodway limits				
	-Relationship of site to upstream & downstream properties				
	-Location & dimensions of proposed channel modification				
	-Location, size, access, & limits of disturbance of proposed structural SWM practices.				
DSM-201.8/203.2.2.C	Culvert calculations				22
DSM-201.8/203.2.2.C	Storm sewer inlet and pipe calculations				23
DSM-201.8/204.1	Adequate outfall channel calculations as per MS-19, including:				24
	-Equation used				
	-Cross-sections of channel (minimum of 3)				
	-Location of cross-sections on plan				
	-Chart showing channel type, depth, velocity, & adequacy				
	-Type of erosion control required, if any				
DSM-201.8.9&10	Easements / SWM Lot / Site Layout				25
	-Where concentrated water discharges both on and off site				
	-Around storm sewer pipe improvements and SWM facilities				
	-For access and maintenance to SWM/BMP facilities				
	-proposed and/or natural drainage ways not across or upon lots				
	-lot lines observe natural drainage ways				
DSM-203.2.2.B&C	Pre- and Post-drainage areas to SWM/BMP Pond including Tc flow path				26
DSM-203.2.2	SWM/BMP Pond Schematic/Grading Plan				27
DSM-201.8.11	SWM/BMP Pond Profile Showing:				28
	-All inlet and outlet elevations, floor elevation				
	-Normal Pond/BMP elevation, floor elevation				
	-2-, 10- and 100-year storm elevations				
	-Embankment elevation emergency spillway elevation				

Code Reference	Description	YES	NO	NA	#
	-Pipe sizes				
	-Pipe length				
	-Outlet protection, type and length				
	-Structural details including outlet structures, embankments, spillways, grade control structures				
DSM-201.8/203.2.2	Hydrologic and hydraulic analysis for all structural components of stormwater system (e.g. storm drains, open channels, swales, management practices, etc.) for applicable design storms including:				29
	-Calculations for determining weighted “C” values or runoff coefficients.				
	-Existing condition analysis for Tc, runoff rates, volumes, velocities, & water surface elevations showing methodology used and supporting calculations				
	-Proposed condition analysis for Tc, runoff rates, volumes, velocities, & water surface elevations showing methodology used and supporting calculations				
	-Final sizing calculations for structural Stormwater management practices including, contributing drainage area, storage, and outlet configuration				
	-Stage-discharge or outlet rating curves and inflow and outflow hydrographs for storage facilities (e.g. stormwater ponds and wetlands)				
	-Final analysis of potential downstream impact/effects of project, where necessary for State regulated dams				
	-Dam breach analysis, where necessary (dam safety criteria)				
DSM-204	Flood routing, if BMPs involved, SWM routing must start at the full BMP level				30
DSM-203.2.2.E/ 203.4/204.1	Maintenance plan which will include:				31
	-Name, address, and phone number of responsible parties for maintenance				
	-Description of annual maintenance tasks				
	-Description of applicable easements				
	-Minimum vegetative cover requirements				
	-Access and safety issues				
DSM-203.2.2.F/ 204.1	Final landscaping plans for structural Stormwater management practices and site revegetation				34
DSM-201.8.5	Floodplain study if construction is proposed within the FEMA defined floodplain				35

Code Reference	Description	YES	NO	NA	#
DSM-204.2	BMP design worksheet, Occoquan Method				36
DSM - 201.8.11/204.1	Safety ledge needed, if wet pond				37
DSM-201.8/204.1/208	Conversion note, if being used as a temporary sediment basin as well				38
Z.O. 7-600	Landscape Plan including crown coverage calculations, proposed landscaping with species and sizes, easements for existing tree save areas and street trees.				39
Z.O. 2-416	Density calculations, including deductions for steep slopes, floodplain, etc. using Pre. Soil Map as Base Info.				40
Z.O. 2-309, 2-406	Open space calculations				41
S.D.10-5 (B)(11)	Offsite drainage map from USGS scale topographic maps (minimum scale 1" = 1000') showing drainage areas, location of property and all drainage divides that parcel is a part of.				42
S.D.10-5 (B)(14)	Watercourses and water bodies and their names				43
S.D.10-5 (B)(4)	Topographic map with a contour interval of not greater than two feet. Tied to USGS datum.				44
S.D.10-5 (B)(7)	Projected daily traffic volumes, both existing and estimated, traffic splits and method of determination. VDOT approved road classifications.				45
S.D.10-5 (B)(8)	Existing and proposed streets and names, alleys, travel ways, parking bays, sidewalks, including plan review, profiles, culverts, bridges, and typical roadway sections.				46
S.D.10-5 (B)(10)	Soil and erosion control plan and narrative prepared in accordance with the Erosion and Sediment Control Handbook.				47
S.D.10-5(F) & P.P. conditions	Soils report and map prepared and signed by a Certified Professional Soil Scientist as prescribed from Preliminary Plat review				48
S.D.10-5 (D)	Current FEMA floodplain limits, where applicable. Where no FEMA floodplain is shown, calculations shall be performed to show generally the one hundred year floodplain elevations and boundaries in defined ways using topos & final soil map				49
S.D.10-5 (B)(12)	Existing and proposed easements and right-of –ways, including widths, use and owner				50
S.D.10-5 (G)	Private restrictions and their period of existence, i.e. HOA documents.				51
S.D.10-5 (B)(13)	Use of all abutting or contiguous parcels.				52
S.D.10-5 (B)(15), Z.O. 2-307, 2-411, & 2-412	Existing and proposed buildings, their uses and setbacks				53

Code Reference	Description	YES	NO	NA	#
S.D.10-5 (B)(16)	Where hydric soils have been identified by the final soil report, the County, if it deems necessary, shall require evidence of all wetlands permits required by law prior to authorizing grading or other on-site activities to begin.				54
S.D. 9-13(A)(1)(b)	Show what type of approved drainfield system for primary and reserve on final soil map.				55
S.D.9-13 (B)(1)	Show approved well site & what type of well on final soil map				56



**ENGINEERS AND SURVEYORS INSTITUTE
FAUQUIER COUNTY, VIRGINIA**

**MINIMUM SUBMISSION REQUIREMENTS
FINAL PLAT**

Final Draft

PLAN NAME _____
 SUBMITTING FIRM _____
 REVIEW DATE _____ ESI STAFF ENGINEER _____

Code Reference	Description	YES	NO	NA	#
10-4	The final plat shall be prepared by a land surveyor/professional engineer.				1
10-4	The plat scale is to be no greater than 1"=100'. The plat sheet size is to be no greater than 18" x 24". Composite plat at a sale of 1"=300'.				2
10-4.A.1.a	Cover Sheet with proposed name of subdivision, section number.				3
10-5(A)(8)	Zoning Designation of property and parcel identification number (PIN)				4
10-4.A.1.b	Certificate signed by the Land Surveyor stating the source of the title of the owner of the land subdivided and the place of record of the last instrument in the chain of title.				5
10-4.A.1.c	Name of individual or firm who prepared plat.				6
10-4.A.1.d	Date of plat.				7
10-4.A.1.g	Owner's Dedication Certificate with signature. The statement must be signed by a notary as a witness.				8
10-4.A.1.h	Approval block for approval signatures 4" x 4".				9
10-4.A.1.i	Vicinity map. Max scale 1"=2000'. North arrow.				10
10-4.A.2	North arrow on all appropriate sheets.				11
10-4.A.3	The subdivision boundary lines with metes and bounds.				12
10-4.A.4	All dimensions both linear and angular for locating lots, streets, alleys, and public and private easements.				13
10-4.A.4	All curve table data complete.				14
10-4.A.5	Lot number in numeral order and block identification.				15
10-4.A.6&7.14	Location and material of all permanent reference monuments.				16
10-4.A.7	A definite bearing and distance boundary tie.				17
10-4.A.8	Temporary cul-de-sac where applicable.				18
10-4.A.8	Temporary cul-de-sac standard note.				19
10-4.A.9	Horizontal grid ticks provided every five inches.				20
10-4.A.10	Street names of all proposed streets, which must be				21

Code Reference	Description	YES	NO	NA	#
	approved by County.				
10-4.A.11	Total acreages of lots, common open space, streets, and total site area.				22
10-4.A.12	Notation “----- acres is hereby dedicated for public use.”				23
10-4.A.13	Private street notations as defined in 7.305 and 7-306 of the Zoning Ordinance and 7-12 of Subdivision Ordinance, if applicable.				24
10-4.A.14	All existing and proposed easements including drainage easements and/or temporary easements.				25
10-4.A.15	Existing and proposed right-of-ways and widths.				26
10-4.A.16	Seal and signature of a Virginia Licensed Professional Engineer/Surveyor on each sheet of Plat.				27
10-4.A.17	FEMA floodplain and floodway boundaries.				28
10-5(G)	Private restrictions and their period of existence.				29
10-5(H)	Bond estimate and breakdowns or bond approval letter.				30
10-5(J)	Developer agreement.				31